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11 Moor Close Lane

- TWO BEDROOM SEMI-DETACHED
- IDEAL FOR FIRST TIME BUYERS
- SPACIOUS LIVING SPACE
- OFF ROAD PARKING

Offers In Region Of £160,000
EPC Rating '61'





Property Description

DESCRIPTION

A beautifully presented two-bedroom semi-detached home offering stylish and well-maintained accommodation throughout, ideal for first-time buyers, young families or those looking to downsize. The property briefly comprises an inviting lounge with a feature fireplace, a spacious modern fitted dining kitchen with ample storage and worktop space and access to the rear garden. To the first floor is a large master bedroom, a second smaller one together with a family bathroom fitted with a three-piece suite and shower over the bath.

Externally, the property benefits from a low-maintenance front garden with a driveway providing off-road parking, while the enclosed rear garden features artificial lawn and a seating area, creating an ideal space for relaxing or entertaining.

LIVING ROOM

10' 01" x 11' 08" (3.07m x 3.56m) The welcoming lounge is a bright and comfortable living space, finished in neutral decor and centered around an



attractive feature fireplace, creating a warm focal point. A large window allows plenty of natural light to fill the space, while the generous proportions provide ample room for a range of living furniture. Decorative archways add character, making this an ideal space for both relaxing and entertaining.

KITCHEN

14' 10" x 8' 03" (4.52m x 2.51m) The stylish dining kitchen is fitted with a modern range of wall and base units, complemented by wood-effect worktops and a tiled splashback. Integrated cooking appliances provide a practical workspace, while generous storage space make it ideal for everyday living. There is ample room for a dining table, creating a sociable space for family meals and entertaining, with a door providing direct access to the rear garden. Finished in contemporary neutral tones, the kitchen is both bright and functional.



MASTER BEDROOM

14' 10" x 11' 11" (4.52m x 3.63m) The spacious master bedroom is a bright and inviting double room, finished in neutral decor and featuring an attractive decorative fireplace that adds character and charm. A large window fills the room with natural light, while the generous proportions provide ample space for a range of bedroom furniture, creating a comfortable and relaxing retreat.



BATHROOM

7' 01" x 5' 09" (2.16m x 1.75m) The family bathroom is fitted with a three-piece white suite comprising a pedestal hand wash basin, WC and panelled bath with shower and screen. Complemented by stylish tiled splashbacks and a useful mirrored wall cabinet, the room also benefits from a frosted window providing natural light while maintaining privacy.

BEDROOM 2

7' 02" x 8' 10" (2.18m x 2.69m) Bedroom two is a well-proportioned single bedroom, ideal as a child's room, nursery or home office. The room enjoys plenty of natural light from the rear facing window and is tastefully presented with neutral decor, complemented by a feature wallpapered wall and space for bedroom furniture.



EXTERIOR

Externally, the property benefits from low-maintenance outdoor space to both the front and rear. To the front is a gravelled garden with decorative stone chippings and a driveway ideal for off road parking. The rear garden features artificial lawn and a decked seating area, providing an ideal space for relaxing or entertaining.



PURCHASE DETAILS: Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	77 C
39-54	E		
21-38	F		
1-20	G		